NEVADA COUNTY, CALIFORNIA
NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND NOTICE OF INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

TO:

Supervisor Susan Hoek – District IV	Caltrans Highways
Commissioner John Foley – District IV	CA Department of Fish & Wildlife
Agricultural Commissioner – Chris de Nijs; Luci Wilson	Central Valley RWQCB
Assessor's Office – Rolf Kleinhans	Native American Heritage Commission
Building Dept. – Nick McBurney	North Central Information Center
Code and Cannabis Compliance Dept.- Jessica Rist	Nevada City Rancheria Nisenan Tribe
County Counsel – Doug Johnson; Sims Ely	Colfax-Todds Valley Consolidated Tribe
CDA Director – Trisha Tillotson	Shingle Springs Band of Miwok Indians
CEO – Alison Lehman	T'si Akim Maidu Tribal Council
Assistant CEO – Patrick Eidman	United Auburn Indian Community
COB – Jeff Thorsby	Wilton Rancheria of Wilton, CA
Environmental Health Dept. – Nicole Johnson	Nevada County Contractors' Association
Energy Action Plan Committee – Jeff Thorsby	Nevada County Economic Resource Council
Economic Development – Kimberly Parker	PG&E
Fire Protection Planner – Dan Collins	Penn Valley Chamber of Commerce
LAFCo – SR Jones	Bear Yuba Land Trust
Nevada County Transportation Commission	CNPS – Redbud Society
Public Works Dept. - Engineering	Community Environmental Advocates
Public Works Dept. – Surveying	Federation of Neighborhoods Association
Public Works Dept. – Sanitation	FREED
Public Works Dept. – Transit Services	General Plan Defense Fund
Penn Valley Municipal Advisory Council	Gray Pine Vineyard & Winery – Guy & Karen Lauterbach
Principal Planner	Lake Wildwood HOA
Penn Valley Fire Protection District	Sierra Club – Sierra Nevada Group
Nevada Irrigation District	CAL EPA
Northern Sierra Air Quality Mgt. Dist.	U.S. Fish and Wildlife Service
Resource Conservation District	Nevada County Association of Realtors
Western Gateway Park District	Neighboring parcels within 300-feet
Chris Stiles – Remy Moose Manley LLP	

Date: October 17, 2025

File Numbers: PLN24-0089; GPA24-0003; RZN24-0003; DVP24-2; MGT24-0011; EIS24-0007

Applicant: North State Grocery, Inc.- Holiday Market

Project Location: 18805 and 18807 Pine Shadows Lane, Penn Valley, CA 95946. Project parcel is located along the south side of Pine Shadows Lane and the east side of Pleasant Valley Road, approximately 0.25 mile north of the Pleasant Valley Road/State Highway 20 intersection.

Project Description: PLN24-0089; GPA24-0003; RZN24-0003; DVP24-2; MGT24-0011; EIS24-0007: The proposed project is an application request for a General Plan Amendment and Zoning District Map Amendment (Rezone), Development Permit, and Management Plan to allow for the development and operation of a 30,711-square-foot grocery

store including an approximate 750 square-foot interior area for a Starbucks Coffee restaurant and outdoor seating area on a 5.5 acre parcel. The proposed grocery store will employ a total of 75 employees, with 30-35 employees being onsite at one time. The grocery store will be open seven (7) days a week from 6:00 am to 11:00 pm.

The subject parcel currently has a General Plan designation of both Neighborhood Commercial (NC) and Industrial (IND) and corresponding zoning of Neighborhood Commercial, Site Performance Combining (C1-SP) District and Light Industrial, Planned Development, Site Performance Combining (M1-PD-SP) District. The General Plan Amendment (GPA24-0003) proposes to change the land use designation for the project parcel by increasing the amount of land designated Neighborhood Commercial (NC) from approximately 1.9 acres to approximately 4.3 acres and decreasing the amount of land designated Industrial (IND) from approximately 3.6 acres to approximately 1.2 acres. The project includes a corresponding Rezone (RZN24-0003) to amend Zoning District Map No. 16a for the approximate 4.3 acres to Neighborhood Commercial, Site Performance Combining District (C1-SP) and the approximate 1.2 acres to Light Industrial, Planned Development, Site Performance Combining (M1-PD-SP) District. The Development Permit (DVP24-2) is required for review and approval of the proposed 30,711 square foot grocery store building including an approximate 750 square foot interior area for a Starbucks Coffee restaurant and outdoor seating area, and other related site improvements. The Management Plan (MGT24-0011) is required due to the removal of 4.64 acres of Landmark Groves including 8 Landmark Oak Trees on the subject property.

PUBLIC REVIEW: As a lead agency, in accordance with CEQA, Nevada County is distributing the Draft IS/MND to interested public and regulatory authorities for review and comment for a period of 30-days. Nevada County is inviting comments and concerns regarding the IS/MND during the public review period spanning **October 17, 2025, to November 17, 2025, at 5:00 p.m.** Final action on the proposed MND will be taken by the Nevada County Board of Supervisors after the completion of the public review period at a duly noticed public hearing on a date to be determined.

DOCUMENT AVAILABILITY: The Draft Initial Study/ Negative Declaration is available for review on Nevada County's website at https://www.mynevadacounty.com/994/Environmental-Documents. Hardcopies may be reviewed at the Nevada County Planning Department, 950 Maidu Avenue, Suite 170, Nevada City, CA 95959.

Written comments should be sent to the following address: Steve Geiger, Senior Planner, Nevada County Planning Department, 950 Maidu Avenue Suite 170, Nevada City, CA 95959 - Email: steve.geiger@nevadacountyca.gov; on or before **November 17, 2025 at 5:00 p.m.**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, a Draft Mitigated Negative Declaration has been prepared because no substantial evidence exists, as indicated in the attached Initial Study, that the proposed project may have a significant environmental effect that is not mitigated to a level of less than significance.

Prepared by:

Steve Geiger
Steve Geiger, Senior Planner

10/17/2025
Date